



Cooke, Lesley

From: [REDACTED]
Sent: 20 September 2006 17:42
To: Cooke, Lesley
Subject: FW: Red Lion Pub Knapton Extension Ref No 06/01715/ful

From: [REDACTED]
Sent: Wednesday, September 20, 2006 8:38 PM
To: 'lesley.cooke@york.gov.uk'
Subject: RE: Red Lion Pub Knapton Extension

Dear Sir,

I am writing to inform you of my concerns to forthcoming extension plans to the Red Lion public house. I reside at [REDACTED] and the proposed extension will have a detrimental effect on my property and privacy. The side of my property is shared by the fence in the car park. Already we have had disturbance with cars overflowing into Back Lane and in instances blocking off access to my property, by parking on the grass verges and drive way.

The flat roofs are not in keeping with the village and as they are asking for a balcony on the first floor this means we will have no privacy what's so ever in the garden at the rear of my property. We are grand parents and frequently have visits from our grandchildren. Both below school age with the risk of additional road traffic including delivery wagons then Back Lane becomes a dangerous place for young people. At the rear of the present car park are three recycling containers having seen the wagon come to pick the waste up they have extreme difficulty lining up and block of the road while this is in progress the same will happen with delivery wagons damaging verges in the process.

[REDACTED]

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Version: 7.1.405 / Virus Database: 268.12.5/450 - Release Date: 18-09-2006

21/09/2006

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Cooke, Lesley

From: [REDACTED]
Sent: 20 September 2006 19:41
To: Cooke, Lesley
Subject: Re: 06/01715 Red Lion Inn, Knapton

Dear Ms Cooke

I spoke this evening to my near neighbour [REDACTED] who told me of your meeting today. In the light of what [REDACTED] told me, I thought that it might be relevant to copy to you, as follows, my response to the planning application, submitted to the Planning Department on 19 September.

I have consulted the planning application relating to the above property. I am a near neighbour, and I have a few comments, as follows.

I have a concern about noise and environmental nuisance, and I would like to be clear that the new extended kitchen has facilities which will cause no disturbance to neighbours in terms of both noise and fumes/cooking odours: that is to say, that extractor fans and other equipment are not noisy and are efficient in dispelling air from the kitchen without causing annoyance to neighbouring properties.

I share Jim's concern over potential use of the flat roofed area at the rear of the pub: this platform will overlook gardens and will cause noise to be broadcast to the neighbourhood, so I would be disturbed if it came to be used as an outdoor area for pub customers.

I hope that you will consider these matters in making a decision on the application.

Yours sincerely

[REDACTED]

[REDACTED], Main Street, Knapton, York YO26 6QG

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Cooke, Lesley

From: [REDACTED]
Sent: 21 September 2006 17:32
To: Beal, Richard
Cc: Cooke, Lesley
Subject: Extension of Red Lion Inn, Main Street, Knapton, York. YO26 6QG

[REDACTED]
Main Street,
Knapton,
York. YO26 6QG
21 September 2006

Dear Sir, Re Planning application for extension to the Red Lion Your Ref. 06/01715/FUL

With reference to the application to extend the Red Lion Inn at Knapton we would like to voice our concerns on the following points,

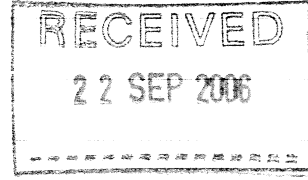
1. As house owners very close the noise intrusion from Pub activities i.e. quizzes-music-P.A. system etc. would be greatly increased
as would the increased traffic pollution.
2. The restricted entrance for entry of more cars and the large delivery vehicles trying to reverse in would greatly increase the noise and
traffic problems. On street parking would soon become a problem again.
3. The side extension proposed is far too large and overpowering , with increased glazing and lighting spoiling what is now a nice country
pub in a quiet village.

Yours faithfully,

[REDACTED]

20th Sept 2006

Lesley Cook,
Senior Licensing Officer,
City of York Council
9 St Leonards Place,
York YO1 1ET



Dear Madam,

Red Lion Inn, Knapton - Licensing Alterations

As a Knapton resident for the last 40 years I am somewhat surprised at the scale & extent of alterations now proposed for the public house situated in Main St in this very small village.

My main concerns are:-

1. Deliveries & Associated Delivery Noise

These would increase both for food & drink. The brewery articulated wagons already experience some difficulty in accessing the delivery point from Main St. The delivery point is at the side of the present pub building where the proposed side extension is to be built. This side extension would mean barrels would be dropped on to the ground within 2 or 3 metres of a neighbouring private house & its window. Not a pleasant awakening sound at 06:30 in the morning.

2. Traffic Levels

Increased traffic in this village would possibly lead to "on street" or "on grass verge" parking in the narrow Main St or in the narrower Back Lane.

The Public House car park plans show some 26 car park spaces but, in actual fact, the car park would seem to be full when a number far less than 26 are parked there.

3. Noise.

Present Pop Quiz + Quiz Nights cause noise pollution when microphones + speakers are used. Complaints to the licensee reveals that the reason for this is that the door + windows are open.

4. Light Pollution.

It is thought this will possibly increase

5. The Side Extension.

This extension of 3 metres + of 4.5 metres at its proposed central entrance will be a visual intrusion both to the immediate neighbour + to some of the bungalow residents living on the other side of Main St.

6. The Upper level Area with Flat Roof + Protected Balcony.

Although not designated in the plans there could be a possibility that this area to rear + to side of original building becomes a childrens play area, a drinking / eating area +, when internal "No Smoking" regulations come into force, the balcony also becomes the "outside smoking area". Any human traffic on this balcony would be an invasion of privacy for immediate neighbours + neighbouring gardens.

CITY OF YORK COUNCIL APPLICATION ACKNOWLEDGED	
DATE. 26/9/06	LC

Yours sincerely



LESLEY COOKE
SENIOR LICENSING OFFICER
9 ST. LEONARDS PLACE
YORK YO1 7ET

[REDACTED] (S)
[REDACTED]
KNAPTON
YORK YO26 6QG

RE-LICENSING OF RED LION INN Knapton

Dear Madame,

As owners and occupiers of the property adjacent to the above premises we would like to express our concerns regarding the re-licensing

1. The intended approach of the premises to within 4.7m of our boundary and within 6m of the principal window of our house.

From a situation of having a blank cellar wall facing our window some 9m away we would have a lounge bar some 6m away. The glazing in the construction offering a reduced sound insulation.

The following points drastically increase the noise nuisance to our house:

An expected increase in traffic

Traffic nearer our house

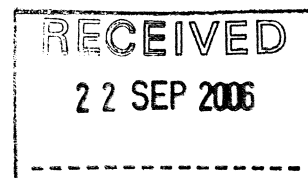
Expected increase of customers

Entry and departure 7m nearer our house

Increased pop quizzes - music (already a problem)

A new P.A system

Yaxis - Deliveries



2. A large balcony (approx 85m^2) is proposed at first floor level with a balustraded perimeter 7 m from our window in an overlooking position. This could be a play area or as feared an intended smoking/drinking area following the impending non-smoking ban, we believe the license although restricting point of sale allows consumption anywhere on the premises.
3. All traffic from Main St to the car park would pass closer to our house by 4-3 m and the volume of traffic is planned to increase. On street parking could occur if car park is full.
4. There is some confusion in the presentation of information regarding beer deliveries!
 - a) If deliveries are made via the rear car park as shown on Dwg 05 (not available to licensing officer this could be acceptable)
 - b) If deliveries are via restricted side entrance Dwg 10 by a reversing manoeuvre the large vehicle would be within 1 m of our boundary wall and 2-3 m from our window. The vibration and disturbance caused by the dropping of barrels would be unacceptable

Note On the planning application form Ques. 15 the response applies to neither of the above situations!

Ques 16(b) why is N/A applied

The proposed extension of the Red Lion from "village inn" to "town style pub" is completely out of place in our quiet village. Most of all the increased noise and disturbance by pub activities so near to our window and the overlooking proposed balcony affecting ourselves and neighbours would not be acceptable.

Yours sincerely

[REDACTED]

CITY OF YORK COUNCIL	
APPLICATION ACKNOWLEDGED	
DATE	26/9/06 LC